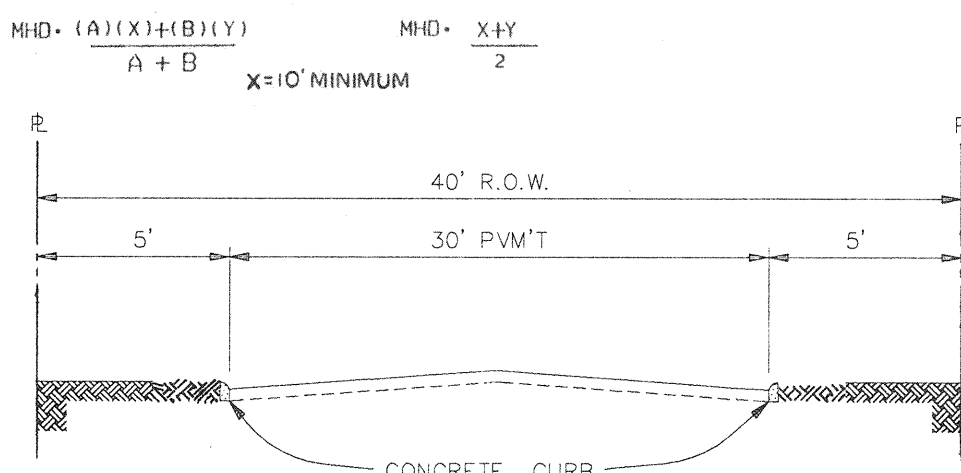
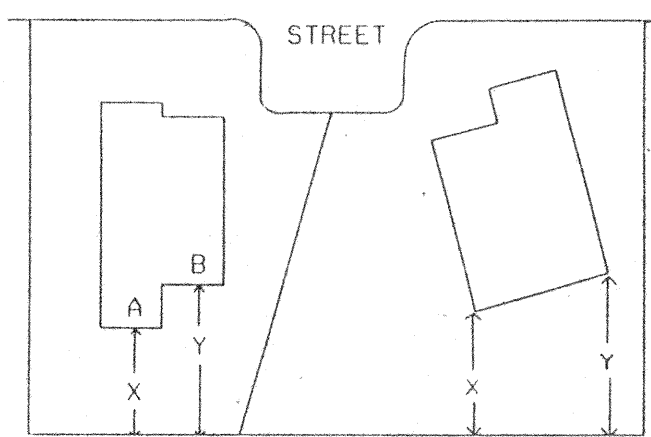


NOTES:

1. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
2. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN SIGHT LINE TRIANGLES SHOWN, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
3. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
4. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS.
5. THE MINIMUM REAR YARD BUILDING SETBACKS SHALL BE AS FOLLOWS:
LOTS 2-16, BLOCK 1 — 20'
LOTS 2-10, BLOCK 2 — 5'
LOTS 2-6,
10-15,
17-18,
20-24, 31 BLOCK 3-15' MHD
LOTS 7-9,
16, 19,
26-30, BLOCK 3 — 20'

MEAN HORIZONTAL DISTANCE

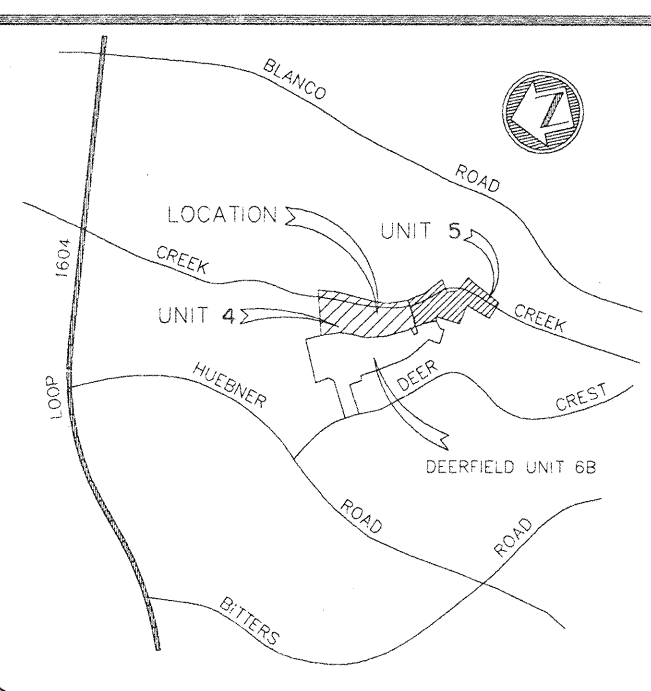


TYPICAL STREET SECTION

SIDEWALK NOTE:

SIDEWALKS TO BE LOCATED WITHIN STREET PARKWAY (AS DEFINED AS AREA BETWEEN CURBLINE AND LIMITS OF RIGHT-OF-WAY) ALONG BOTH SIDES OF THE STREET. SIDEWALKS TO BE LOCATED AWAY FROM CURBLINE WHERE POSSIBLE TO PROVIDE MINIMUM 36" WIDTH, ALLOWING FOR SLOPE OF PARKWAY, TREES AND OTHER APPURTENANCES TO REMAIN OR TO BE LOCATED IN THE PARKWAY. SIDEWALKS TO BE CONTINUOUS FROM LOT TO LOT.

LOCATION MAP



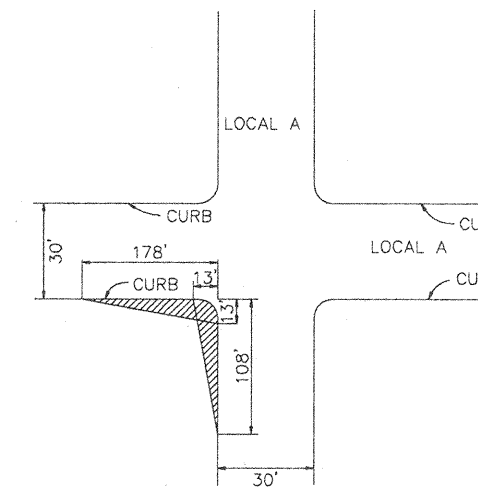
- 54 RESIDENTIAL UNITS
- TOTAL ACREAGE 20.270 ACRES, NOT INCLUDING 15.179 ACRES OF ABUTTING DRAINAGE EASEMENT
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT

DENSITY AND OPEN SPACE RATIOS

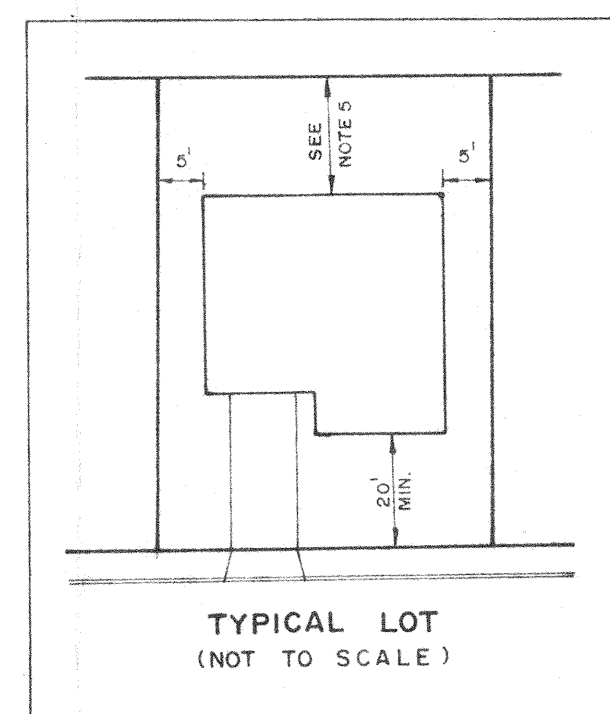
BASE ZONING DISTRICT	= (P - 1) R - 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.8 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 57.62%
TOTAL SPACE	= 20.270 ACRES
3.235 ACRES	EXCLUDE STREET PAVEMENT
0.397 ACRES	DRIVEWAYS (TYPICAL 16 X 20)
OCCUPIED SPACE	N/A
8.591 ACRES	N/A
N/A	OUTDOOR STORAGE AREAS
4.959 ACRES	MECHANICAL EQUIPMENT
	PARKING
	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 4000 SF)
NET OPEN SPACE	= 11.679 ACRES
	= 20.270 ACRES
OPEN SPACE RATIO	= 0.5762

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G LEFT-EQUATION A RIGHT-EQUATION D
L=13 (ISD) / (1/3 + (W/2) + K_A) - 4 = 108 FT.
R=65 (ISD) - (W/2 + K_A) = 178 FT.
ISD=300 FT. W=30 FT. K_A=7 K_B=2



CLEAR VISION AREA



ENVIRONMENTAL NOTES

- A. THAT THE CITY SHALL INSPECT ALL FUTURE CONSTRUCTION OF PRIVATE SERVICE LATERALS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODES.
- B. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS THROUGH USE OF NATIVE PLANTS AND MINIMIZING FERTILIZER, HERBICIDE, AND PESTICIDE USE.
- C. THERE WILL BE NO STORAGE OF HAZARDOUS CHEMICALS ON SITE.
- D. THAT THE TWO WATER WELLS WHICH WERE FOUND TO EXIST ON THE SUBJECT SITE BE PROPERLY ABANDONED ACCORDING TO STATE REGULATIONS.
- E. IF ANY ADDITIONAL SOLUTION OPENINGS, CAVES, SINKHOLES, OR WATER WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, ALL WORK NEAR THE FEATURE WILL BE SUSPENDED AND THE DEPARTMENT OF WATER RESOURCES OF THE SAN ANTONIO WATER SYSTEM WILL BE NOTIFIED AT (210) 225-7461 EXT. 1303.
- F. THAT THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT ANY OF THE CONSTRUCTION OF THE DEVELOPMENT ON THE 35.43 ACRES TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO UPON COMPLETION OF THE PROJECT.
- G. A 5 TO 10 FOOT VEGETATED STRIP WILL BE PLACED BETWEEN THE ROADWAY AND THE CREEK CHANNEL FOR FILTERING.

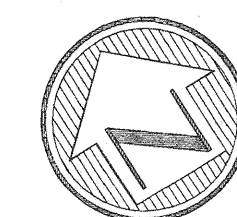
LOT 1, BLK. 1 - PRIVATE STREET
LOT 1, BLK. 2 - COMMON GREEN AREA
LOT 1, BLK. 3 - COMMON GREEN AREA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	211.63'	50.00'	25.12'	49.88'	N14°19'55"W	13°32'11"
C2	45.00'	16.60'	8.40'	16.51'	N05°48'11"E	21°08'21"

LINE	DIRECTION	DISTANCE
T1	N23°24'33"W	46.66'
T2	N28°05'56"W	81.36'
T3	N23°55'33"W	65.30'
T4	N15°12'25"W	50.91'
T5	N17°54'25"W	42.15'
T6	N24°12'14"E	18.96'
T7	S82°26'13"W	121.13'
T8	N71°07'08"E	99.89'
T9	N30°21'53"W	34.99'
T10	N00°18'38"W	51.03'

APPROVED
PLANNED UNIT DEVELOPMENT

Chairman: *[Signature]* Date: 6-9-93
Secretary: *[Signature]* Date: 6-9-93



SCALE: 1"=200'

DEVELOPER
NORMAN REITMEYER
P. O. BOX 690114
SAN ANTONIO, TX. 78269

THE PARK AT DEERFIELD
UNIT 4 & 5
A PLANNED UNIT DEVELOPMENT

WF CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1035 W. Midland - San Antonio, Texas 78201 - (512) 734-5551

REVISIONS:

JOB NO. 45462.00
FILE: PT-PUD
DATE: 12-03-92
DESIGN: FB
DRAWN: FB
CHECKED: FB
SHEET 1 OF 1

93-011